

La Jolla Community Planning Association

Trustee Meeting Agenda

5 November 2020 6pm

Regular Monthly Meetings: 1st Thursday, La Jolla Recreation Center, 615 Prospect St

PO Box 889, La Jolla CA 92038
<https://lajollacpa.org>
info@lajollacpa.org

President: Diane Kane
1st Vice President: Greg Jackson
2nd Vice President: Helen Boyden
Secretary: Suzanne Weissman
Treasurer: Mike Costello

Online meeting. Registration required.
Instructions (copy-paste into browser if clicking fails):
<https://lajollacpa.org/ljcpa-online-meeting-instructions/>

Materials & Comments page for projects, issues, & reports:
<https://lajollacpa.org/ljcpa-11-5-2020-materials-comments/>

Viewing, listening, and speaking at the meeting require registration. To have attendance counted toward membership or voting, registration must be in the member's name. Meetings are recorded.

Mobile or noisy **devices should be off or silent**, and **microphones muted** except to speak. **Refer to projects or issues, not to applicants or opponents.** For **Action Items**, chair calls on public, then Trustees, closes discussion upon consensus, and calls for motions. Trustees vote by roll call or show of hands.

LJCPA welcomes donations in cash at physical meetings or by check to "LJCPA". Please email the Treasurer (emsmike@san.rr.com) for instructions and address.

The **public is encouraged to participate** in Committee/Board meetings before LJCPA discussion:

PDO – Planned District Ordinance Committee, Chair Deborah Marengo, 2nd Monday, 4:00 pm
DPR – Development Permit Review Committee, Chair Brian Will, 2nd & 3rd Tuesday, 4:00 pm
PRC – La Jolla Shores Permit Review Committee, Chair Andy Fotsch, 3rd Monday, 4:00 pm
T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 4:00 pm

1. Call to Order (6:00pm)

1.1. Approve Agenda (**action item**)

1.2. Approve Minutes (**action item**)

2. Non-Agenda Public Comment

Opportunity for public to speak on matters not on the agenda, 2 minutes or less. No LJCPA votes or action unless requests have been submitted to the President in writing at least 72 hours in advance.

If special facilities or access are required (for example, to display presentations), notify the Chair one week prior to meeting. If a Sign Language interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least five (5) workdays prior to the meeting date to ensure availability.

3. Consent Agenda (consolidated action item)

The Consent Agenda enables LJCPA to ratify approval and denial recommendations from joint Committees or Boards in a single vote. Those recommendations thereby become LJCPA's. The public may comment on consent items, but there is no presentation or debate. Anyone may request a consent item be pulled for full discussion by LJCPA at a subsequent meeting.

3.1. 460/462 Westbourne (663879, Bolyn)

(Process 3) CDP, SDP, and TM to demolish an existing single dwelling unit, subdivide existing lot into four single lots, and construct four two-story single dwelling units (each ranging 3,814 – 4,120 SF) over full basements with attached garages located at 460-462 Westbourne Street. The 0.3-acre site is in the RM-1-1 Zone and Coastal (Non-Appealable 2) Overlay Zone within the La Jolla Community Plan area. Council District 1.

DPR: Findings CAN be made, passes 4-1-1

3.2. 7214-7216 Fay Ave (662116, Golba)

(Process 3) CDP, SDP, and TM to demolish an existing residence and construct two single family homes with detached garages totaling 5,254 sq ft under the small lot subdivision ordinance and a waiver to undergrounding existing utilities at 7214-7216 Fay Ave. The 0.161 acre site is in the RM-1-1 Zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area. Council District 1.

DPR: Findings CAN be made, passes 5-0-1

3.3. 242-248 Playa del Norte (662091, Golba)

(Process 3) CDP, SDP and TM to demo 2 residences and construct on 2 separate lots a SF residence over basement with companion unit at 242-248 Playa del Norte. Each lot proposes a two-story, 2,615-sf residence over basement and a detached 372-sf one-bedroom companion unit. The 0.132-acre site is in the RM-3-7 Zone and the Coastal (App. & Non App.) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

DPR: Findings CAN be made, passes 5-0-1

3.4. 420 Bonair (668517, Renner)

(Process 2) CDP to demo a detached garage and carport to an existing residence, and construct a 873-sf two car garage/workshop, a carport, and a 1,118-sf companion unit above and covered deck at 420 Bonair Street. The 0.06-acre site is in the RM-1-1 Zone, the Coastal (Non-App) Overlay Zone, Coastal Height Overlay Zone, Transit Priority Area, FEMA Floodway and Floodplains, Geohazard 53 within the La Jolla Community Plan Area, CD 1.

DPR: Findings CAN be made, passes 5-0-1

3.5. 1425-1491 Buckingham (668543, Pallamary)

(Process 2) Coastal Development Permit for a lot line adjustment between 1425 Buckingham Drive (Parcel 1) and 1491 Buckingham Drive (Parcel 2), each with an existing single-family dwelling unit. Parcel 1 will increase by 2,700 SF. The parcels are located in the RS-1-1 Zone, Geo Haz 53, Coastal (NAPP-1) within the La Jolla community plan. Council District 1

DPR: Findings CAN be made, passes 7-0-1

3.6. (pulled by applicant) 8216 Caminito Maritimo (629762, Sammon)

(Process 3) Site Development Permit and Neighborhood Development Permit for the addition of 4,515 square feet to an existing single residential condominium unit of 4,771 square feet for a total

of 9,286 square feet located at 8216 Caminito Maritimo. The 0.18 acre site of the LJSPD-SF base zone of the La Jolla community plan area with prior development approval SDP#630146 & NDP# 644794. Council District 1.

PRC: Findings CANNOT be made because of the project's bulk & scale, structure height, large lot coverage and small garage setback, passes 7-0-1

3.7. 7300 Girard

Valet Parking Zone in front of the Marine Medical Building at 7300 Girard Avenue, to operate between the hours of 8am and 5pm, Monday through Friday.

T&T: Recommend approval, passes 7-2-0

4. Project Reviews (action item)

These may be *de novo* considerations. Actions by committees are listed for information only. Written comments can be submitted via the Materials & Comments page, link above. In general, applicants for each project have 10-15 minutes to present, an individual representing organized opponents (if there are such) has 10 minutes to respond, and members of the public have 15 minutes for 2-minute comments not already covered in presentations. Trustees then discuss the project for 20 minutes, at which point the President may call for motions and votes.

4.1. 7606 Girard (664566, DeBartolo)

(Process 2) CDP for a 2 story, MU building on an existing parking lot, including 1,960-sf of retail, 18 DUs (1 very low-income units per 100% Density Bonus), and parking at 7606 Girard Ave. The 0.278-acre site is in the LJP-1 Zone, the Coastal (Non-App.2) Overlay Zone, the Coastal Height Limit Zone, the Parking Impact Zone, the Residential Tandem Parking Zone, the Transit Area Zone, and the Transit Priority Area in the La Jolla Community Plan area, and CD 1.

DPR: Findings CAN be made, passes 4-0-1

PDO: Motion to approve, fails 2-4-1

5. Non-Project Discussions & Reviews (action items as noted)

5.1. LJ Shores PDO Update (action item, Weissman)

Proposal from Ad Hoc Committee to be endorsed by LJCPA

5.2. Short Term Vacation Rentals (action item, Jackson)

Review, modify, and approve letter putting LJCPA on record asking that the Commission postpone action on any STVR ordinance until there is broader consultation with affected communities.

5.3. Complete Communities (action item, Mangano)

The City Council may vote on the revised Complete Communities plan as soon as Nov 9, despite little involvement with CPGs. Updated documents are available; the updates address some but not all of the objections LJCPA raised. LJCPA may wish to take a formal position.

6. Officer Reports

6.1. Treasurer (see Materials & Comments page for report)

6.2. Secretary

6.3. President (action items as noted)

6.3.1. Ratify members for the 2021 Election Committee (action item)

Members: Donna Aprea, Larry Davidson, David Dunbar, Janie Emerson, Greg Jackson, Nancy Manno, Kathleen Neil, Suzanne Weissman

6.3.2. Endorse amendments to DPR Bylaws (action item)

DPR bylaws currently are inconsistent with the newer LJCPA bylaws in a few important respects, mostly having to do with how quorums and votes are counted when DPR membership falls below 10, as it has for the past two years. The proposed amendments correct this, and a couple of ambiguities. To take effect, amendments must be approved by DPR (approved 20 Oct, 5-2-1), by the LJCPA Trustees, and by the Town Council Directors.

7. Elected Officials, City Agencies, & Other Entities

7.1. Council District 1: Council member Barbara Bry

Rep: Steve Hadley, 619-236-6611, srhadley@sandiego.gov

7.2. 78th Assembly District: Assembly member Todd Gloria

Rep: Mathew Gordon 619-645-3090, mathew.gordon@asm.ca.gov

7.3. 39th Senate District: Senator Toni Atkins

Rep: Miller Saltzman, 619-645-3133, Miller.Saltzman@sen.ca.gov

7.4. City of San Diego

Community Planner: Marlon Pangilinan, mpangilinan@sandiego.gov

7.5. UCSD

Planner: Anu Delouri, adelouri@ucsd.edu

8. Non-Agenda Trustee Comment

Opportunity for Trustees to comment on matters not on the agenda, 2 minutes or less

9. Reports from Standing, Ad Hoc, and Other Committees

10. Adjourn to next LJCPA meetings

Special meeting 19 November 2020, 6pm

Regular meeting postponed to 10 December 2020, 6pm